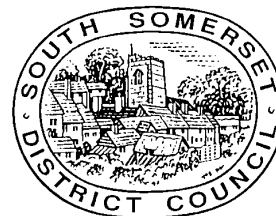


# South Somerset District Council

## Notice of Meeting



# Area South Committee

*Making a difference where it counts*

**Wednesday 6th June 2018**

**2.00 pm**

**Council Chamber, Council Offices,  
Brympton Way, Yeovil BA20 2HT**

(Disabled access and a hearing loop are available at this meeting venue)



The following members are requested to attend this meeting:

Cathy Bakewell  
John Clark  
Gye Dibben  
John Field  
Nigel Gage  
Peter Gubbins  
Kaysar Hussain

Andy Kendall  
Sarah Lindsay  
Mike Lock  
Tony Lock  
Sam McAllister  
Graham Oakes  
Wes Read

David Recardo  
Gina Seaton  
Peter Seib  
Alan Smith  
Rob Stickland

Consideration of planning applications will commence no earlier than **3.00pm**.

For further information on the items to be discussed, please contact the Case Services Officer (Support Services) on 01935 462011 or [democracy@southsomerset.gov.uk](mailto:democracy@southsomerset.gov.uk)

This Agenda was issued on Friday 25<sup>th</sup> May 2018.

**Alex Parmley**, *Chief Executive Officer*

This information is also available on our website  
[www.southsomerset.gov.uk](http://www.southsomerset.gov.uk) and via the mod.gov app



INVESTORS IN PEOPLE

## **Information for the Public**

The council has a well-established area committee system and through four area committees seeks to strengthen links between the Council and its local communities, allowing planning and other local issues to be decided at a local level (planning recommendations outside council policy are referred to the district wide Regulation Committee).

Decisions made by area committees, which include financial or policy implications are generally classed as executive decisions. Where these financial or policy decisions have a significant impact on council budgets or the local community, agendas will record these decisions as “key decisions”. The council’s Executive Forward Plan can be viewed online for details of executive/key decisions which are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

At area committee meetings members of the public are able to:

- attend and make verbal or written representations, except where, for example, personal or confidential matters are being discussed;
- at the area committee chairman’s discretion, members of the public are permitted to speak for up to up to three minutes on agenda items; and
- see agenda reports

Meetings of the Area South Committee are held monthly, usually at 2.00pm, on the first Wednesday of the month at the Council Offices, Brympton Way, Yeovil (unless specified otherwise).

Agendas and minutes of meetings are published on the council’s website  
[www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions](http://www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions)

Agendas and minutes can also be viewed via the mod.gov app (free) available for iPads and Android devices. Search for ‘mod.gov’ in the app store for your device, install, and select ‘South Somerset’ from the list of publishers, then select the committees of interest. A wi-fi signal will be required for a very short time to download an agenda but once downloaded, documents will be viewable offline.

## **Public participation at committees**

### **Public question time**

The period allowed for participation in this session shall not exceed 15 minutes except with the consent of the Chairman of the Committee. Each individual speaker shall be restricted to a total of three minutes.

### **Planning applications**

Consideration of planning applications at this meeting will commence no earlier than the time stated at the front of the agenda and on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered.

Comments should be confined to additional information or issues, which have not been fully covered in the officer’s report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should

also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the planning officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The planning officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

At the committee chairman's discretion, members of the public are permitted to speak for up to three minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

- Town or Parish Council Spokesperson
- Objectors
- Supporters
- Applicant and/or Agent
- District Council Ward Member

If a member of the public wishes to speak they must inform the committee administrator before the meeting begins of their name and whether they have supporting comments or objections and who they are representing. This must be done by completing one of the public participation slips available at the meeting.

In exceptional circumstances, the Chairman of the Committee shall have discretion to vary the procedure set out to ensure fairness to all sides.

## **Recording and photography at council meetings**

Recording of council meetings is permitted, however anyone wishing to do so should let the Chairperson of the meeting know prior to the start of the meeting. The recording should be overt and clearly visible to anyone at the meeting, but non-disruptive. If someone is recording the meeting, the Chairman will make an announcement at the beginning of the meeting.

Any member of the public has the right not to be recorded. If anyone making public representation does not wish to be recorded they must let the Chairperson know.

The full 'Policy on Audio/Visual Recording and Photography at Council Meetings' can be viewed online at:

<http://modgov.southsomerset.gov.uk/documents/s3327/Policy%20on%20the%20recording%20of%20council%20meetings.pdf>

# **Area South Committee**

## **Wednesday 6 June 2018**

### **Agenda**

#### ***Preliminary Items***

#### **1. Minutes of previous meeting**

To approve the minutes of the meetings held on 2<sup>nd</sup> May 2018 and 17<sup>th</sup> May 2018.

#### **2. Apologies for absence**

#### **3. Declarations of Interest**

In accordance with the Council's current Code of Conduct (as amended 26 February 2015), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the Agenda for this meeting.

Members are reminded that they need to declare the fact that they are also a member of a County, Town or Parish Council as a Personal Interest. Where you are also a member of Somerset County Council and/or a Town or Parish Council within South Somerset you must declare a prejudicial interest in any business on the agenda where there is a financial benefit or gain or advantage to Somerset County Council and/or a Town or Parish Council which would be at the cost or to the financial disadvantage of South Somerset District Council.

#### **Planning Applications Referred to the District Council's Regulation Committee**

The following members of this Committee are also members of the Council's Regulation Committee:

Councillors Peter Gubbins, Mike Lock, Tony Lock and David Recardo.

Where planning applications are referred by this Committee to the Regulation Committee for determination, Members of the Regulation Committee can participate and vote on these items at the Area Committee and at Regulation Committee. In these cases the Council's decision-making process is not complete until the application is determined by the Regulation Committee. Members of the Regulation Committee retain an open mind and will not finalise their position until the Regulation Committee. They will also consider the matter at Regulation Committee as Members of that Committee and not as representatives of the Area Committee.

#### **4. Public question time**

#### **5. Chairman's announcements**

#### **6. Reports from representatives on outside organisations**

This is an opportunity for Members who represent the Council on outside organisations to report items of interest to the Committee.

***Items for discussion***

- 7. Community Safety - Yeovil One Update** (Pages 6 - 8)
- 8. Appointment of Working Groups & Outside Bodies (Executive Decision)** (Pages 9 - 13)
- 9. Scheme of Delegation - Development Control - Nomination of Substitutes for Chairman & Vice Chair (Executive Decision)** (Page 14)
- 10. Area South Forward Plan** (Pages 15 - 16)
- 11. Schedule of Planning Applications to be Determined by Committee** (Pages 17 - 18)
- 12. Planning Application 18/00116/FUL - Land adjacent Hillview, Yeovil Marsh Road, Yeovil Without** (Pages 19 - 32)
- 13. Planning Application 18/00866/FUL - Yeovil Crematorium, Bunford Lane, Yeovil** (Pages 33 - 40)

**Please note that the decisions taken by Area Committees may be called in for scrutiny by the Council's Scrutiny Committee prior to implementation.**

**This does not apply to decisions taken on planning applications.**

# Agenda Item 7

## Community Safety - Yeovil One Update

*Strategic Director:* Alex Parmley, Chief Executive Officer  
*Communities lead* Helen Rutter, Communities Lead  
*Service Manager:* Natalie Fortt, Area Development Lead – North & South  
*Lead Officer:* Natalie Fortt, Area Development Lead – North & South  
*Contact Details:* Natalie.fortt@southsomerset.gov.uk or 01935 462956

### Purpose of the Report

To update members on the work of the Yeovil One Team and the development of this multi-agency initiative, which was established in order to protect and improve the quality of life for people living, working or visiting Yeovil.

### Public Interest

This report provides an outline of the multi-agency team that works to collaboratively tackle issues that can have a detrimental effect on the wellbeing of residents and visitors to Yeovil. The team work together on issues that single agencies have been unable to deal with successfully. The team look to add value and solve complex issues through close partnership working at a local level, which allows the sharing of resources, knowledge, skills and intelligence.

### Recommendation

That members note the report.

### Background

Early in 2014 Yeovil Central Ward was identified by analysis, from the Avon and Somerset Constabulary Operating Model, to have the highest demand for policing services across Somerset East Policing Area. In addition to this, Yeovil Central ward was in the top half of the deprivation indices across the South West.

It was found that one third of the top demand locations for the South Somerset policing area are within the Yeovil Central ward and have the potential to negatively affect the quality of life for residents, the experience for visitors and shoppers and people enjoying the Night Time Economy in Yeovil town.

Therefore, in June 2014 a multi-agency Yeovil One Team was established in order to develop an integrated model of neighbourhood service delivery to reduce demand and prevent crime and disorder within the Yeovil Central ward. The key aims of the group were:

- To use shared intelligence and knowledge base to develop a single vision and plan to tackle the causes of crime, anti-social behaviour and deprivation in Yeovil.
- Align frontline staff from different services in a single dedicated team, building capacity to deliver improvements for the community.
- Reduce crime, anti-social behaviour and fear of crime, and proactively tackle associated causes and cycles of local deprivation.
- Target the cause of top demand locations, offenders and victims.
- Build community resilience and increases early intervention to reduce overall demands and cost of delivering public services in Yeovil.

The Operational Group first met in September 2014 and has maintained weekly meetings ever since. This group is currently led and chaired by Police Sergeant Claire Leonard.

The Tactical Group was formed in January 2015 and has maintained Monthly meetings to support and direct operations. Cllr Tony Lock is the lead and Chair of the Group. The Tactical Group has an overview of the operations team, adding additional expertise at a management and Portfolio Holder level.

## **Update**

The weekly operational meetings continue to be held at the Yeovil Fire Station. Additional informal meetings in the form of 'task and finish' groups are formed when required to deal with issues or take initiatives forward with feed back to the weekly group and in turn to the monthly tactical group. The operational group have trialled a new way of working over the last year, with the first meeting of the month being an open forum where any member can bring any issues that require a multi agency approach and then the remaining weekly meetings are focussed on the top priority issues or initiatives. A priority plan is then established for each of these, which details the lead agency, the actions required and the necessary deadlines or milestones. These priority plans have been working well and provide better structure to the work of the group and allow members to take greater ownership of the required actions.

One of the current task and finish groups is the Safer For Yeovil Group, the members of which are focussed on identifying ways of addressing persistent anti-social behaviour in the town centre. One of the ways this behaviour could be addressed is through the use of Civil Injunctions and this is something the Area Development Lead and Environmental Health Officer are investigating. The Environmental Health Officer is also drafting proposed extensions to the Public Space Protection Orders currently in place in Yeovil but these proposals need to go through a set consultation process before they can be finalised.

The operational group have been successful in tackling a number of issues over the last year, the majority of which are confidential due to the personal nature of the data involved. However, the day centre project is an initiative that has proved very successful. Following on from the establishment of a night shelter the previous year, it was decided to trial a monthly 'day centre' drop in at The Gateway Church. The day centre happens once a month and is called 'The Junction'. The sessions are open to all and various agencies take part to offer help and advice and provide practical support such as a photo booth to help residents apply for photo identification and help with completing various forms. Food is also provided by the Gateway Church to help those in need and also to promote a welcoming informal atmosphere. The next 'Junction' takes place on 5<sup>th</sup> June, 12 till 2pm.

The Yeovil One Administrator left South Somerset District Council for a new role during last year and the Area Development Lead (ADL) took the opportunity to review the needs of the Yeovil One Team and concluded that a part time co-ordinator role was needed to help drive forward the work detailed in the newly designed priority plans. The recruitment for this 12 month secondment is currently underway and the ADL hopes to be able to announce the outcome when presenting this report to the committee.

## **Financial Implications**

None arising directly from this report.

## **Council Plan Implications**

The Yeovil One Partnership helps to assist the council in achieving the following corporate aims:

- Protect and enhance the quality of our environment;

- Improve health and reduce health inequalities.

**Carbon Emissions & Climate Change Implications**

None arising directly from this report.

**Equality and Diversity Implications**

None arising directly from this report.

**Background Papers**

None



# Agenda Item 8

## **Area South Committee Working Groups and Outside Organisations – Appointment of Members 2018/19 (Executive Decision)**

Communities Lead: Helen Rutter, Communities Lead  
Service Manager: Natalie Fortt, Area Development Lead - South  
Agenda Co-ordinator: Jo Boucher, Case Services Officer – Support Services  
Contact Details: jo.boucher@southsomerset.gov.uk or (01935) 462011

### **Purpose of the Report**

As the Council has entered a new municipal year, the Committee is asked to review its appointments to outside organisations and working groups within Area South, having regard to the policy on the Roles and Responsibilities of Councillors appointed to Outside Bodies, which was adopted by District Executive on 1<sup>st</sup> May 2014.

### **Recommendations**

The Committee is asked to:

1. appoint members to serve on these groups and panels for the municipal year 2018/19.
2. review and appoint members to the outside organisations as set out in the report.

### **Area South Panels and Working Groups**

The following table shows the internal working groups, and their memberships, appointed by this Committee for the municipal year 2017/2018. The Committee is asked to decide whether to re-establish the groups for the new municipal year and agree the memberships of each of the groups.

<b>Organisation</b>	<b>Representatives 2017/2018</b>	<b>Lead Officer</b>	<b>Frequency of meetings</b>
Area South Community Forum	Tony Lock Peter Gubbins	Natalie Fortt	Twice a year
Yeovil Town Enhancement Group	Mike Lock John Clark Tony Lock David Recardo Wes Read Gina Seaton Sarah Lindsay Andy Kendall Peter Gubbins	Marie Ainsworth	One meeting a year (June/July) or more if required.
Yeovil Youth Service Review Group	Cathy Bakewell Rob Stickland	Natalie Fortt	6 monthly
Yeovil Market Improvement Group	David Recardo Cathy Bakewell Gina Seaton Mike Lock Nigel Gage Sarah Lindsay	Marie Ainsworth	6 monthly
Birchfield Group	Yeovil East and Yeovil Without Ward Members	Natalie Fortt	Annual meeting (June)

## Outside Organisations

The organisations and groups to which representatives have been appointed by this Committee are set out below. Members will be aware that they reviewed this list of organisations in October 2013 and made several recommendations towards the final policy on the Roles and Responsibilities of Councillors appointed to Outside Bodies, which was adopted by District Executive on 1<sup>st</sup> May 2014.

Members are now asked to review and appoint members to the outside organisations for 2018/19, having regard to the adopted policy. Please be aware that those appointed should make verbal reports at the Area South Committee as appropriate and prepare a short annual report on request on the activities of the organisation to which they are appointed. Further information is attached at Appendix A.

Organisation	Representation 2017/2018	Representation 2018/2019
Abbey Community Association	Alan Smith	
John Nowes Exhibition Foundation	Peter Seib	
South Somerset MIND	Andy Kendall	
Wyndham Trust (Yeovil)	Peter Seib	
Yeovil Crematorium and Cemetery Joint Committee	Nigel Gage Graham Oakes Gye Dibben	
Yeovil in Bloom Gardeners Market Steering Group	Wes Read	
Yeovil One	Tony Lock	
Yeovil Sports Club Board of Management	Andy Kendall	
Preston School Strategic Management Group	David Recardo Wes Read	
Yeovil Vision Board	Peter Gubbins David Recardo One further Councillor, to be invited at the Chairman's discretion when required	
Westfield Community Association	John Clark	

## Financial Implications

None for Area South Committee. Mileage claimed by Councillors attending meetings of outside bodies to which they are appointed is approximately £1,000pa and is within the existing budget for Councillors travelling expenses held by Democratic Services. There may be a small saving resulting from any decision to reduce the number of SSDC appointed outside bodies, however, a number of Councillors do not claim any mileage for their attendance at these meetings.

## **Council Plan Implications**

There are several of the Council's Corporate Focuses which encourage partnership working with local groups, including:-

- Work in partnership to deliver investment and development that local people value with particular emphasis on Yeovil and Chard;
- Work with partners to contribute to tackling youth unemployment;
- Work with partners to combat fuel poverty;
- Ensure, with partners, that we respond effectively to community safety concerns raised by local people and that the strategic priorities for policing and crime reduction in South Somerset reflect local needs;
- Work with and lobby partners to help communities to develop transport schemes and local solutions to reduce rural isolation and inequalities to meet existing needs of those communities.

## **Carbon Emissions and Climate Change Implications**

None

## **Equality and Diversity Implications**

Full consideration to equalities was given in producing the Policy on the Roles and Responsibilities of Councillors appointed to Outside Bodies.

## **Background Papers**

Minute 15, Area South Committee, 5 June 2013

Minute 184, District Executive, 1 May 2014

SSDC Policy on the Roles and Responsibilities of Councillors appointed to Outside Bodies.

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## Area South Committee Working Groups and Outside Bodies – Appointment of Members 2018/19

## Area South Outside Bodies Information

Name of Organisation	Contact Name	Contact Details	Number of Council Nominees	Period of Appointment	Aims & Objectives	Legal Status	Status of Councillor	Frequency of Meetings	Insurance	Venue of Meetings
Abbey Community Association	Mrs Jenny Lucas, Secretary	18 Sandhurst Road Yeovil, Somerset, BA20 2LG 01935 426842 Email: jennylucasbp@gmail.com	1	1 Year	To advance education and to provide facilities in the interests of social welfare for recreation and leisure-time occupation with the object of improving the conditions of life.	Charitable Trust	Charity Trustee	2nd Wednesday in the month	Legal Defence costs £250,000, Employers Liability £10,000,000, Public/products liability	Abbey Community Centre
John Nowes Exhibition Foundation	Amanda Goddard	Amanda.Goddard@battens.co.uk	1	1 Year	To give educational grants for individuals in the Yeovil Area ages 16-25	Charitable Trust	Trustee	October		
South Somerset Mind		Unit 4, Yeovil Small Business Centre, Houndstone Business Park, Yeovil Somerset BA22 8WA	1	1 Year	To provide services which improve mental health.	Charity	Board Member/Observer	3rd Monday of every month at 6.30pm		The Markwick Centre, Yeovil
The Wyndham Trust	Amanda Goddard	Amanda.Goddard@battens.co.uk	1	1 Year	To promote the education of children & young people in Yeovil in the history, archaeology and anthropology of Yeovil and the South and West parts of the county of Somerset.	Charitable Trust	Ex-officio Trustee	2 per year		Battens Solicitors
Yeovil Crematorium and Cemetery Joint Committee	Amanda Card, Town Clerk	Yeovil Town Council, 19 Union Street, Yeovil 01935 382424	4	1 Year	Responsible for overseeing the management and operation of Yeovil Crematorium and Yeovil Cemetery			Quarterly basis. Wednesdays at 7.00pm		Yeovil Town Council

Name of Organisation	Contact Name	Contact Details	Number of Council Nominees	Period of Appointment	Aims & Objectives	Legal Status	Status of Councillor	Frequency of Meetings	Insurance	Venue of Meetings
Yeovil in Bloom Gardeners Market Steering Group	Amanda Card, Town Clerk	Yeovil Town Council, 19 Union Street, Yeovil 01935 382424	1	1 Year	Responsible for overseeing the organisation and management of the Yeovil in Bloom initiative			Mondays at 4.30pm		Yeovil Town Council
Yeovil Sports & Social Club Board of Management	Derrick Mapletoft, Secretary	Yeovil Sports & Social Club, Johnson Park, Coronation Avenue, Yeovil, BA21 3DX, 01935 474433	1	1 Year	The association in a social club of members interested in all amateur sports and pastimes and to promote and encourage the same. The provision and maintenance of a Clubhouse and ground and equipment.	Unincorporated Trust	Board Member	Second Wednesday each month at 7.30pm	Public Liability, Employers Liability, Club Executive Liability	Clubhouse, Johnson Park
Preston School Strategic Management Group	Gregg Morrison, Principal	Monks Dale, Yeovil, Somerset, BA21 3JD	2	Until position resigned	To ensure community use of the leisure facilities in line with the signed Shared Use Agreement, overseeing service delivery and monitoring the operation and financial performance of the leisure facilities.	Trust	Member of SMG	Once per school term		Preston School Academy

# Agenda Item 9

## **Scheme of Delegation – Development Control – Nomination of Substitutes for Chairman and Vice Chairman (Executive Decision)**

*Director:* Martin Woods, Service Delivery  
*Lead Specialist:* Simon Fox, Lead Specialist (Planning)  
*Lead Officer:* As above  
*Contact Details:* [simon.fox@southsomerset.gov.uk](mailto:simon.fox@southsomerset.gov.uk) or 01935 462509

### **Purpose of the Report**

As the Council has entered a new municipal year, the Committee is asked to review the appointment of two members to act as substitutes for the Chairman and Vice Chairman in the exercising of the Scheme of Delegation for planning and related applications. The current member substitutes are Councillors Peter Seib and Tony Lock.

### **Recommendation**

That, in line with the Development Control Revised Scheme of Delegation, two members be nominated to act as substitutes for the Chairman and Vice Chairman to make decisions in the Chairman's and Vice Chairman's absence on whether an application should be considered by the Area Committee where a request has been received from the Ward Member(s).

### **Background**

The Council's scheme of delegation for Development Control delegates the determination of all applications for planning permission, the approval of reserved matters, the display of advertisements, works to trees with Tree Preservation Orders, listed building and conservation area consents, to the Development Manager except in certain cases, one of which being the following:-

"A ward member makes a specific request for the application to be considered by the Area Committee and the request is agreed by the Area Chairman or, in their absence, the Vice-Chairman in consultation with the Development Manager. (This request must be in writing and deal with the planning issues to ensure that the audit trail for making that decision is clear and unambiguous). In the absence of the Chairman and Vice-Chairman there should be nominated substitutes to ensure that 2 other members would be available to make decisions. All assessments and decisions to be in writing."

### **Financial Implications**

None as a direct result of this report.

**Background Papers:** Minute 36, Council meeting of 21<sup>st</sup> July 2005

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# Agenda Item 10

## **Area South Committee Forward Plan**

*Communities Lead:* Helen Rutter, Communities Lead  
*Service Manager:* Natalie Fortt, Area Development Lead - South  
*Agenda Co-ordinator:* Jo Boucher, Case Services Officer – Support Services  
*Contact Details:* jo.boucher@southsomerset.gov.uk or (01935) 462011

## **Purpose of the Report**

This report informs Members of the agreed Area South Forward Plan.

## **Recommendations**

Members are asked to:-

1. Comment upon and note the proposed Area South Forward Plan as attached at Appendix A.
2. Identify priorities for further reports to be added to the Area South Forward Plan, developed by the SSDC lead officers

## **Area South Committee Forward Plan**

The forward plan sets out items and issues to be discussed by the Area Committee over the coming months.

The forward plan will be reviewed and updated each month, by the joint lead officers from SSDC, in consultation with the Area Committee Chairman. It is included each month with the Area Committee agenda, where members of the Area Committee may endorse or request amendments.

Members of the public, councillors, service managers, and partners may request an item is placed within the forward plan for a future meeting, by contacting the Democratic Services Officer.

## **Background Papers**

None

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## Appendix A

### Notes

- (1) Items marked in *italics* are not yet confirmed, due to the attendance of additional representatives.
- (2) For further details on these items, or to suggest / request an agenda item for the Area South Committee, please contact the Democratic Services Officer; Jo Boucher.

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
<b>4<sup>th</sup> July 2018</b>	Performance of the Streetscene Service	Annual Report	Chris Cooper, Environment Services Manager
	Dorcas House Statement of Accounts	To approve the Dorcas House Annual Accounts	
	Yeovil Refresh and One Public Estate Programme	Update report	Helen Rutter, Communities Lead
<b>1<sup>st</sup> August 2018</b>		<i>Please note this meeting will only be held if there are planning applications to be determined</i>	
<b>5<sup>th</sup> September 2018</b>	Yeovil Western Corridor Update Presentation	Quarterly update presentation from SCC on the Yeovil Western Corridor Improvements	Andy Coupe, SCC Strategic Manager Infrastructure Programmes



# Agenda Item 11

## Schedule of Planning Applications to be determined by Committee

Director: Martin Woods, Director - Service Delivery  
Service Manager: Simon Fox, Lead Officer (Development Management)  
Contact Details: simon.fox@southsomerset.gov.uk or 01935 462509

### Purpose of the Report

The schedule of planning applications sets out the applications to be determined by Area South Committee at this meeting.

### Recommendation

Members are asked to note the schedule of planning applications.

**Please note: Consideration of planning applications will commence no earlier than 3.00pm.**

Members of the public who wish to speak about a particular planning item are recommended to arrive for 2.45pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
12	YEOVIL WITHOUT	18/00116/FUL**	Change of use of land to caravan park for siting of additional residential park homes, construction of access road, parking spaces, hardstanding bases and associated landscape planting and infrastructure and demolition of existing structures.	Land Adjacent Hillview Yeovil Marsh Road Yeovil Without	Mr B Turner
13	BRYMPTON	18/00866/FUL	Change of use of land to form overflow car parking area and formation of hardstanding.	Yeovil Crematorium Bunford Lane Yeovil	South Somerset District Council

*Further information about planning applications is shown below and at the beginning of the main agenda document.*

The Committee will consider the applications set out in the schedule. The Planning Officer will give further information at the meeting and, where appropriate, advise members of letters received as a result of consultations since the agenda had been prepared.

## **Referral to the Regulation Committee**

The inclusion of two stars (\*\*) as part of the Development Manager's recommendation indicates that the application will need to be referred to the District Council's Regulation Committee if the Area Committee is unwilling to accept that recommendation.

The Lead Planning Officer, at the Committee, in consultation with the Chairman and Solicitor, will also be able to recommend that an application should be referred to District Council's Regulation Committee even if it has not been two starred on the Agenda.

## **Human Rights Act Statement**

The Human Rights Act 1998 makes it unlawful, subject to certain expectations, for a public authority to act in a way which is incompatible with a Convention Right. However when a planning decision is to be made there is further provision that a public authority must take into account the public interest. Existing planning law has for many years demanded a balancing exercise between private rights and public interest and this authority's decision making takes into account this balance. If there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues then these will be referred to in the relevant report.

# Agenda Item 12

## **Officer Report On Planning Application: 18/00116/FUL \*\***

<b>Proposal :</b>	Change of use of land to caravan park for siting of additional residential park homes, construction of access road, parking spaces, hardstanding bases and associated landscape planting and infrastructure and demolition of existing structures.
<b>Site Address:</b>	Land Adjacent Hillview Yeovil Marsh Road Yeovil Without
<b>Parish:</b>	Yeovil Without
<b>WARDS OF YEOVIL WITHOUT Ward (SSDC Member)</b>	Cllr G Dibben Cllr M Lock Cllr G J Oakes
<b>Recommending Case Officer:</b>	Linda Hayden- Area Lead Planner (South)
<b>Target date :</b>	12th April 2018
<b>Applicant :</b>	Mr B Turner
<b>Agent: (no agent if blank)</b>	Mr Nayan Gandhi RPS 20 Western Avenue Milton Park ABINGDON OX14 4SH
<b>Application Type :</b>	Major Other f/space 1,000 sq.m or 1 ha+

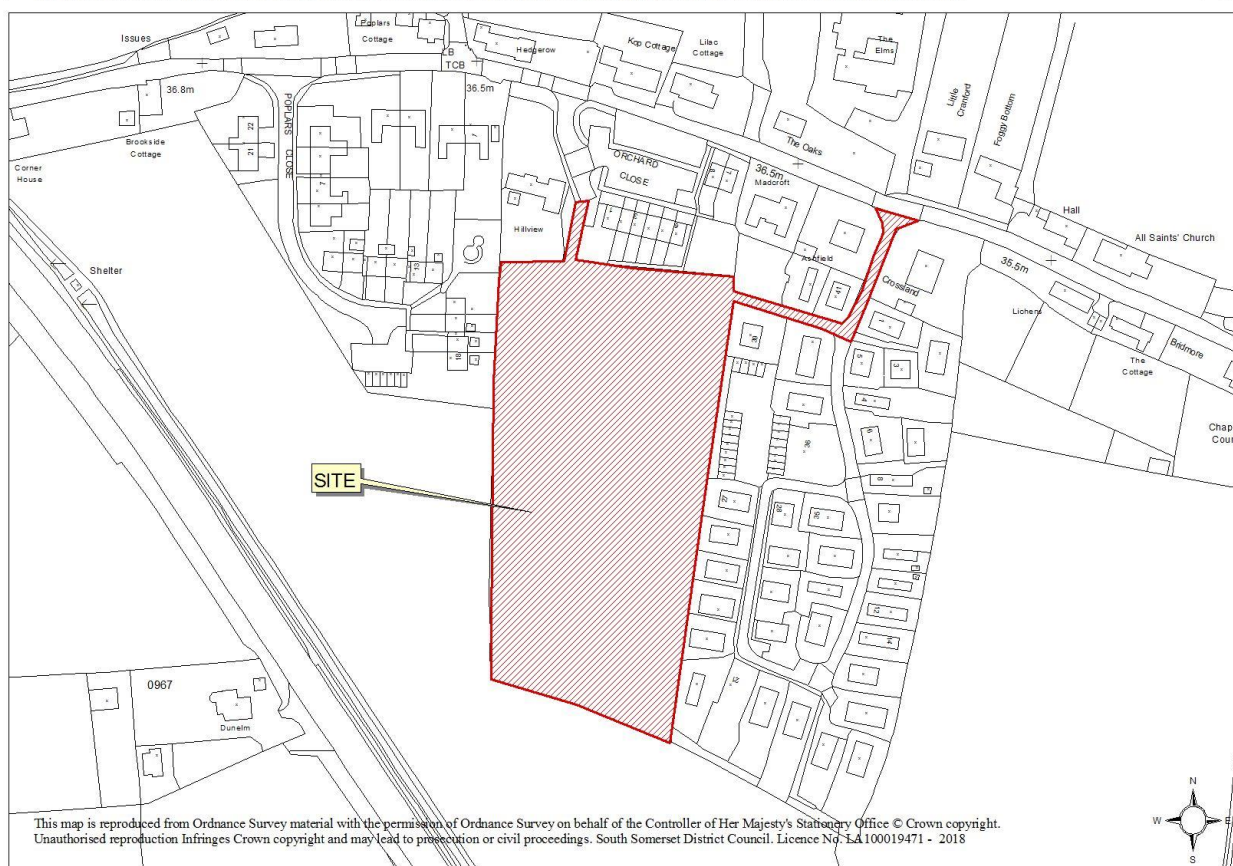
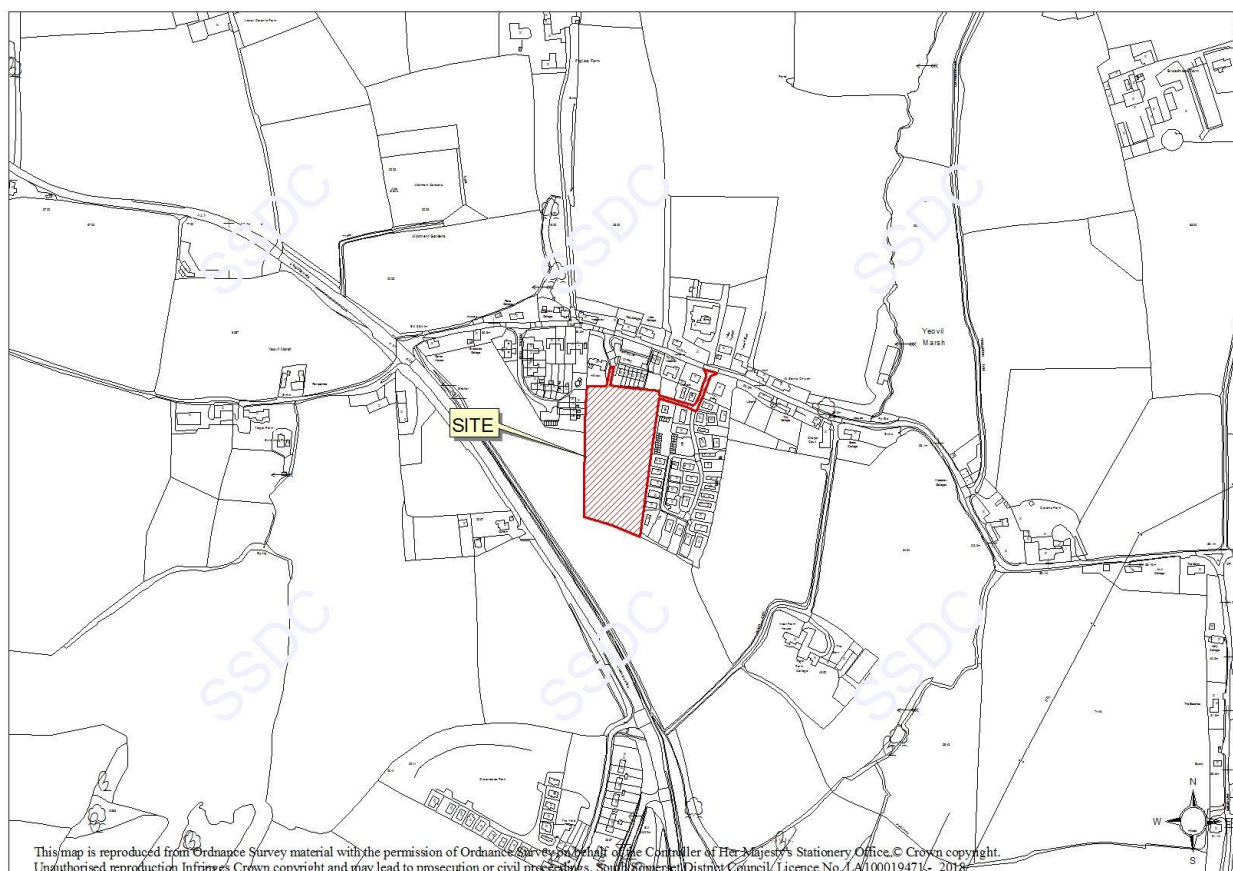
### **Reason for Referral to Committee**

The application has been referred to committee by the Ward Members with the agreement of the Area Vice Chair to allow discussion of the planning issues.

This application has also been 2-starred under the Scheme of Delegation - referral of applications to the Regulation Committee for determination. In collective agreement with the Leader, Portfolio Holder, Area Chairs, Director (Service Delivery), Monitoring Officer, and Lead Specialist (Planning) all major applications will be 2-starred for the immediate future to safeguard the Council's performance, pending a more substantive review.

The Area Committees will still be able to approve and condition major applications. However, if a committee is minded to refuse a major application, whilst it will be able to debate the issues and indicate grounds for refusal, the final determination will be made by the Regulation Committee.

## Site Description and Proposal



The application site is an open field situated to the west of the existing mobile home park 'Yeovil Marsh Park' within Yeovil Marsh, 1km north of Yeovil. The site comprises an open field bounded by the existing park to the east with residential properties to the north and north-west with mature hedgerow to the south and south-west. There are a number of small buildings on the site.

The application proposes the demolition of the existing structures and the change of use of the land to allow for the siting of additional residential park homes (up to 14), construction of an access road, parking spaces, hardstanding bases and associated landscaping and infrastructure. Access to the site would be through the existing site entrance with the formation of an emergency access to the north of the site onto Orchard Close. The proposed park homes would be 'caravans' as defined in the Caravan Sites and Control of Development Act 1960 (as amended).

The application is accompanied by:

- o Planning Statement
- o Statement of Community Involvement
- o Landscape and Visual Impact Assessment
- o Preliminary Ecological Appraisal
- o Transport Statement
- o Flood Risk Assessment

## **HISTORY**

942567 - Outline application for the erection of two bungalows. Refused April 1995, subsequent appeal dismissed.

92/02675/FUL - The erection of 8 low cost dwellinghouses and the provision of parking facilities. Approved March 1993.

90/03295/OUT - Outline application for the erection of 8 dwellinghouses (low cost housing). Approved March 1991.

8923690 - Outline application for erection of 8 No. dwellings (starter homes). Refused October 1989, subsequent appeal dismissed.

861826 - Outline application for the erection of two houses. Refused September 1986, subsequent appeal dismissed.

861825 - Outline application for residential development. Refused September 1986, subsequent appeal dismissed.

820236 - Outline application for the erection of a dwellinghouse. Refused May 1982.

50354/C - The development of land for residential purposes. Refused December 1964.

50354/B - The erection of 24 dwellings and garages. Refused February 1964.

50354/A - The erection of four dwellings. Refused September 1961.

50354 - The development of land for residential purposes. Refused November 1960.

## **POLICY**

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in accordance with the

development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006-2028 (adopted March 2015).

#### Policies of the South Somerset Local Plan (2006-2028)

SD1 Sustainable Development  
SS1 Settlement Strategy  
SS2 Development in Rural Settlements  
SS4 District Wide Housing Provision  
SS5 Delivering New Housing Growth  
HG3 Provision of Affordable Housing  
HG5 Achieving a Mix of Market Housing  
HW1 Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development  
TA5 Transport Impact of New Development  
TA6 Parking Standards  
EQ1 Addressing Climate Change in South Somerset  
EQ2 General Development  
EQ4 Biodiversity

#### National Planning Policy Framework

##### Core Planning Principles

##### Chapter 4 - Promoting Sustainable Transport

##### Chapter 6 - Delivering a Wide Choice of High Quality Homes

##### Chapter 7 - Requiring Good Design

##### Chapter 10 - Meeting the Challenge of Climate Change, Flooding and Coastal Change

##### Chapter 11 - Conserving and Enhancing the Natural Environment

##### Annex 1 - Implementation

(Note: In September 2017 a report was accepted by the District Executive that confirmed that the Council is currently unable to demonstrate that it has a 5 year supply of deliverable housing land as required by paragraph 47 of the NPPF. In such circumstances paragraph 49 is engaged, this states:-

*"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."*

#### Planning Policy Guidance

##### Climate change

##### Design

##### Natural Environment

##### Open space, sports and recreation facilities, public rights of way and local green space

##### Planning obligations

##### Travel plans, transport assessments and statements in decision making

#### Somerset County Council Parking Strategy (March 2012)

## **CONSULTATIONS**

### Yeovil Without Parish Council:

#### *Recommend Refusal:*

##### *Flooding*

*There is past evidence of flooding in the houses in Orchard Close and the houses that sit below the highway to the north of the village. The water drains naturally from the high ground to the lower ground. However the drains do not cope with severe rain which is becoming more frequent in this country.*

*The Flood Risk Assessment looks at the potential flooding impact to the site, it does not take account of the potential increased risk of flooding to adjacent properties, some of which sit below the highway. The Caravans will be raised by 300mm above the surrounding ground, therefore mitigates the flood risk to this proposed site. However this proposal increases the risk of flooding to the existing village and any increase in the impermeable surface area is likely to increase the risk of flooding to the adjacent properties. Flooding is a common occurrence in this area and often not reported to an agency.*

*The soil is described as slowly permeable seasonally wet slightly acid, but base-rich loamy and clayey soils by the National Soil resources institute. This type of soil impedes drainage and therefore is a flood risk at times of severe rain.*

*There is no evidence of test holes being dug at the site of the proposed application, it is therefore assumed that no physical site investigation of the ground conditions has taken place. Our Observers reported this soil as "heavy clay"*

##### **Visibility Splay**

*The current visibility splay when exiting the existing mobile home park is hampered by hedging from private dwellings on both sides. Therefore traffic has to venture into the highway before having a clear view. Yeovil Marsh has several farms in the area and the highway has large volumes of local farm vehicles that travel between the local farms and fields, which increases in the summer months. Horses are often walked or ridden through the village as well. The road is narrow and in places cars have to wait to pass. The addition of 14 extra mobile homes and the increase in traffic movements, poor visibility lack of pavements and poor night visibility (no mains street lighting) has the potential for a serious traffic accident, with the increase in traffic movements.*

##### **Emergency Exit**

*The access road for emergency vehicles leading directly from the proposed site into the residential area of Orchard Close - We question if the applicant has right of way over this land and if consideration has been given to the residents of Orchard Close. We also find this emergency entrance hard to understand. In our opinion, it would be too narrow for an emergency vehicle such as a fire engine. Once it passes into the site, there is no planned roadway to connect it with the proposed road in the site. Therefore this road to nowhere gives no benefit for emergency vehicles to access or exit the site. Emergency vehicles would have to cross the open space that is proposed to be an area of amenity and meadow grass. The open space ground is known to be seasonally wet, therefore making it unacceptable for emergency services to transverse. It is our understanding that a fire engine needs a clearance width of 3.7 m, it is unclear the exact width of the proposed road. The road must be of such a standard that it will support a 16 ton vehicle (Building Regulation B50) at all times, it requires a hard standing. Therefore driving across a possibly wet grassed area questions the suitability of this*

*proposed emergency exit and that it appears not to meet the required standards for an emergency exit. Orchard Close is currently a no through road, this proposed access leads to a current turning area within the Close and would have a detrimental effect to these residents.*

### **Facilities**

*The village consist of a Church and a Church Hall, these are the only facilities that exist in the village. There is no shops, post office, bus service or doctors surgery within the village. The bus stop is situated on the A37, residents have to walk along the narrow highway to reach the bus stop. The nearest convenience store is situated on the Ilchester Road approximately 1.4 miles away, a walk with a steep ascent, therefore increases the likelihood that residents will make this journey by car. The nearest Post Office is slightly further and situated in the Westfield area of Yeovil. The nearest doctors surgery is Ryalls Park Medical Centre which is 1.5 miles away, of which has recently reported that they are struggling to meet the demand of their existing patients.*

*This is further exacerbated by the extremely poor broadband reception in this area. Residents often have no internet availability at times during the day and experience speeds of 2 mb/s. Residents are currently served by a BT cabinet situated in Yeovil with no capacity for expansion, it is likely that these 14 additional homes will not be able to connect to the existing internet service and even if they can it is likely they will degrade the existing service for all of the residents. The internet has now become an essential service, for the farms and businesses that are situated in the village. Yeovil Marsh does not have acceptable level of internet service and therefore does not help compensate for the lack of facilities in the village.*

### **Village Demographics**

*Yeovil Marsh village has a care home for the elderly and the caravan park eligibility criteria is for over 50's. These two factors suggest that the lack of pavements, poorly lit highway and lack of facilities is a safety concern and therefore impedes residents to be able to travel by foot.*

*Yeovil Marsh is a rural village consisting mainly of individual properties along the narrow unclassified highway. An increase in the number of caravans would mean that there were nearly the same amount of caravans on one site as there are properties in the village. We feel that this substantially changes the characteristics of the village and a disproportionate ratio.*

### **Statement of Community Involvement**

*The parish council does not feel that adequate consultation with residents of the village has taken place. The public exhibition was held on the evening of the 2nd November 2017 between 6pm and 8pm - 2 hours is a relatively small window to allow the majority of village to attend. Due to the consultation only being held in the hours of darkness it left many residents at a disadvantage. Whilst the applicant's statement of community involvement states that the hall is accessible to all residents by foot and other modes, they neglect to say that residents would have to travel along a narrow highway with no footpath in the dark and would require a torch for visibility, many of these residents are elderly and were deterred from attending because of these circumstances. Therefore by not having an option to attend during the day it excluded residents from attending.*

*Due to the nature of this application and the impact it has on the village all of the residents should have been received individual invitations and not just a select few. This fact was point out to the applicant by the parish council at the time of the exhibition. The majority of residents that attended the consultation were from the existing Yeovil Marsh Caravan Park and therefore the parish council considers the community involvement concerning this application is inadequate.*

*Please note that the exhibition was advertised on the Parish Council noticeboard and placed on the*



board by the parish council in the interest of the community. The only other noticeboard in the village is the Church noticeboard and it was not displayed there.

### **Summary**

*Taking all of these factors into account the parish council feels that this proposal fails to provide inclusive, safe and convenient access by foot, cycle and by public transport.*

*It is considered the extension to the Yeovil Marsh Caravan site is not in keeping with a rural village setting, and will increase the ratio of caravans to village properties to a disproportionate level and have a detrimental effect on the characteristics of a rural village.*

*Current occupiers are distant from even basic services, public transport and will be wholly reliant on the private car, therefore directly increasing the number of daily traffic movements on a narrow unclassified highway with few passing places. The poor visibility splay when exiting the site has the potential to increase the risk of a traffic accident.*

*We believe that this development substantially increases the risk of flooding to other properties in the village. The name Yeovil "Marsh" reflects the characteristics of the area, it is understood that there are also underground springs in the area. Residents have regularly experienced severe difficulties with flooding in this area and this is likely to be exacerbated by this proposal.'*

### **County Highway Authority:**

*'The applicant has provided information relating to the proposed level of vehicle movements to and from the site. These vehicle movements would need to be considered alongside the existing level of movements that the site generates. The applicant has indicated that the planning application would generate approximately 39 two way vehicle movements. The planning application would appear to be aimed at retired and semi-retired. It is noted that Yeovil Marsh Road is narrow in parts, however it is likely that the vehicle movements will be outside of the peak hours and not represent a severe highway safety concern under Section 4 of the National Planning Policy Framework (NPPF).*

*From my onsite observations, it was apparent that Yeovil Marsh Road has a relatively low traffic flow. The junction of Yeovil Marsh road and the A37 benefits from a right turn lane and sufficient visibility. The junction is not at capacity and therefore would not raise any concerns from the Highway Authority.*

*The access onto Yeovil Marsh Road is an existing access and is a classified road that has a 20mph speed limit and from my onsite observations the visibility at the existing access would not cause the Highway Authority to raise an objection to this aspect of the proposal considering the use of the access.*

*On balance and taking the above into account, the Highway Authority would not raise an objection to the planning application.*

The County Highway Authority recommend the imposition of conditions (surface water/Construction Traffic Management Plan/parking and turning areas) should permission be granted.

(Officer Note: A further request was made of the County Highway Authority regarding their advice and they have confirmed: *'..the access is existing and from my onsite observations, there was a very low level of traffic movements along Yeovil Marsh Road and it is a 20 mph speed limit at the access. The Highway Authority does not have any further comments to make beyond the comments already made.'*

### **Local Lead Flood Authority:**

*'The development indicates an increase in impermeable areas that will generate an increase in surface water runoff. This has the potential to increase flood risk to the adjacent properties or the*

highway if not adequately controlled.

*The applicant indicates an intention to utilise soakaways and permeable paving to capture, store and remove surface water runoff, subject to satisfactory soakaway testing, should soakaway testing prove unviable the applicant is proposing to discharge to existing surface water sewer. A detailed surface water drainage strategy with supporting calculations will need to be submitted in support of this application.'*

The LLFA has no objection to the proposed development, as submitted, subject to the imposition of a condition to require the submission of a surface water drainage scheme based on sustainable drainage principles.

Landscape Officer:

*'I recollect the pre-application enquiry. At that time I expressed a landscape view that should there be a need for this form of accommodation, then noting the site to be edged by residential form on two and a half sides, and to lay within the same land parcel (as contained by the boundary hedging) as the existing caravan park - to be visually contained and relatively unobtrusive, then it would appear to be capable of accommodating additional building form without undue impact upon its landscape surrounds.*

*An application has subsequently come forward, supported by an LVIA (landscape and visual impact assessment) which considers the likely landscape and visual effects of development impact. It concludes the development proposal will have minor adverse effect upon local landscape character that is both local and confined, whilst the wider landscape surround will be largely unaffected by the proposals. Visual effects are similarly limited, and effectively neutralised by the retention and enhancement of the site's woody surround. I do not dispute these findings.*

*An indicative planting plan is offered, drawing 10332-00001-07, which is acceptable, along with a proposed tree and shrub palette. On this species detail, I would advise some amendments to precede a detailed landscape submission;*

*a) I would advise against use of sorbus or betulus as specimen trees. Sorbus (both aria and aucuparia types) generally are indifferent in local soils. Similarly we regard betula as too short-lived to usefully contribute to new plantings, and given the allergenic effects of birch pollen, SSDC now discourages the planting of birch in and adjacent residential areas.*

*b) I'd advise against common privet's use, consider Ligustrum ovalifolium instead, which has a more compact form, and responds better to clipped management.*

*If you are minded to approve, please condition submission of a detailed landscape proposal pre-commencement, which in addition to planting detail, should also prescribe the extent and nature of hedgerow management necessary to rejuvenate the current site boundary.'*

Ecologist:

*'I've noted the Preliminary Ecological Appraisal (RPA, Oct 2017). I don't consider this identifies any particularly significant issues. I consequently have no objections nor recommendations to make,'*

Somerset Wildlife Trust:

*'We have noted the above mentioned Planning Application as well as the supporting survey provided by RPS. We would fully support the proposals for Mitigation and Enhancement as outlined in the report and would request that they are included in the Planning Conditions if it should be decided to grant Planning Permission.'*

Environmental Protection (Licencing):

Advise that providing the existing licence conditions are able to be met by the applicant they have no objection to the permission being granted. Further advise that a variation of the licence will be required if permission is granted.

Crime Prevention Design Advisor:

*'I would seek some clarification regarding the emergency access? There appears to be no access control indicating that any road user could use this as short cut. Heavy emergency vehicles such as a fire tender could easily become bogged down after long periods of rain. This could also allow an easy escape route for criminals.'*

Senior Historic Environment Officer:

'As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds.'

## **REPRESENTATIONS**

16 letters of objection have been received with a petition containing 31 signatures also objecting to the application. The comments relate to:

- o The Local Plan does not classify Yeovil Marsh as a rural centre of market town. The proposal falls short of the policy SS2 criteria.
- o Local concerns should be given weight in decision making process.
- o Access road through the village is narrow and blind in places. There is poor pedestrian access to services
- o Existing access from the site is inadequate
- o Emergency access is inappropriately designed and will impact negatively on existing residents
- o Access from A37 can be dangerous.
- o Increased risk of flooding due to elevation and poor drainage, current surface water pipe is damaged
- o Question the level of services available in the village
- o No room for more overflow parking from residents of existing park homes site
- o Proposal would result in more temporary homes than permanent ones within the village; not in character with the village. Doesn't meet a current need.
- o Most of the new residents would be from out of the district if residency follows that of existing site
- o Proposal will put strain on existing infrastructure
- o Question the quality of the community engagement that took place
- o Concerned about the way in which the land was cleared and the impact of new drainage pipe on adjoining gardens.
- o Internet access via fibre is not available within the village; new residents will place further demand on the service
- o There is not a shop in the village; it is a farm shop. Nearest shop is 1.4 miles away
- o Children's play area is in poor state of repair and should be updated through this application. New play area should be provided on the site to bring the community together.

## **CONSIDERATIONS**

Principle

Paragraph 49 of the National Planning Policy Framework ("the Framework"), makes it clear that housing applications should be considered in the context of the presumption in favour of sustainable development. However, this paragraph goes on to indicate that where a Council is unable to

demonstrate a 5-year supply of deliverable housing land then relevant policies for the supply of housing should not be considered up-to-date.

In such circumstances the decision maker is directed to paragraph 14 of the Framework, which explains that where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless (i) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or (ii) specific policies in the Framework indicate that development should be restricted. In this case there is no suggestion that part (ii) comes into play.

The appeal site is considered to represent a sustainable location for development and as such the proposed development would satisfy, or not conflict with, the 3 dimensions of sustainable development set out in paragraph 7 of the Framework. In economic terms it would produce employment benefits during the construction phase and would provide much needed housing, which will be affordable. The local economy would also be likely to benefit from the additional spend arising from this increased population.

In environmental terms, although there would be the loss of some currently undeveloped agricultural land, the Council's Landscape Architect raises no landscape objection. Furthermore, in light of the submitted Ecological Assessment, no objections are raised on ecological grounds.

In terms of local plan policy, Yeovil Marsh has a church, children's play area and a community hall and therefore is considered to be a 'rural settlement' under the terms of Policy SS2 (Development in Rural Settlements). Furthermore, the proposal would provide park homes which are supported within the local plan (para 10.44) as they provide a valuable supply of low cost market accommodation and their expansion and promotion can be supported where development accords with Policy HG5 (Achieving a Mix of Market Housing). Whilst it is recognised that the proposal does not have the support of the local community, this has to be balanced against the Council's lack of a five year supply of housing land and the fact that the development will provide low cost accommodation.

Overall, it is considered that the dwellings proposed would result in an addition to housing stock in an area with an acknowledged lack of provision. This would furthermore be in a location which is relatively accessible by rural standards. There would also be economic and social benefits in supporting employment during construction, and as future occupants would bring trade to nearby services and facilities. As such, it is considered that the proposal can be supported in principle.

#### Landscape Impact

The proposed site is physically contained by a mature hedgerow and sits adjacent to the existing park homes site and other residential boundaries. The proposals include the reinforcement of the boundary with additional planting in order to strengthen the screen. The application is accompanied by a Landscape and Visual Impact Assessment (LVIA) which concludes that the development would have some limited residual effects upon local views and directly impact a small and contained part of north escarpment. The Landscape Officer agrees with the findings and is of the view that the additional building form can be accommodated on the site without undue impact upon the landscape surrounds of the site. The Landscape Officer also considers that the visual effects will be limited and effectively neutralised by the retention and enhancement of the site's woody surround.

As such, it is considered that the proposal is acceptable in relation to the potential landscape and visual impacts and is therefore in accordance with Policy EQ2 of the Local Plan in this regard.

#### Flooding

Yeovil Marsh has experienced difficulties with regard to surface water flooding in the past. The

application is therefore accompanied by a Flood Risk Assessment with a Conceptual Surface Water Drainage Scheme. The Local Lead Flood Authority (LLFA) has considered the submitted information and advises that a detailed surface water drainage strategy (with supporting calculations) will be required. They do not object to the application on the basis that a condition is imposed requiring details of a surface water drainage scheme to be based on sustainable drainage principles. The condition also requires details to show how the scheme will be implemented and maintained over the life of the development. It should be noted that it will be a requirement of the strategy that the surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes.

In the circumstances, with the proposed condition as recommended by the LLFA the proposal is considered to be acceptable in relation to flooding.

### Highways and parking

The County Highway Authority have considered the application and advised that they do not object to the application subject to the imposition of conditions. The County Highway Authority consider that the proposal will not generate a significant increase in movements at the site and the levels proposed would not represent a highway safety concern under Section 4 of the NNPF. With regard to the site access itself, the County Highway Authority have advised that given Yeovil Marsh Road is subject to a 20 mph speed limit and has a relatively low traffic flow that they do not object to this aspect of the proposal considering the existing use of the access. With regard to the junction with the A37, the County Highway Authority advise that there is sufficient visibility and the junction is not at capacity. In light of this advice, it is not therefore considered that the application could reasonably be refused on the grounds of an adverse impact upon highway safety given that the NNPF states that *'Development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe'*.

With regard to parking, the proposal includes allocated parking for at least 2 vehicles on each individual plot along with 17 spaces for visitor parking. As such, the proposals comply with the relevant parking standards.

In terms of the provision of an emergency access from Orchard Close, this will be 4m wide which is considered adequate to provide access for emergency vehicles. The Fire Service and NHS have been notified of the application and no objection has been received. A condition can be imposed to ensure that appropriate provision for emergency vehicular access over the site is provided along with measures to prevent unauthorised access.

On the basis of the input from the Highway Authority it is considered that the proposal is acceptable in relation to highway safety as the impacts will not be 'severe' and appropriate parking will be provided on the site. The proposals are therefore in accordance with the NNPF and local plan policies TA5 and TA6.

### Residential Amenity

Given the distance to neighbouring residential properties and the proposed boundary treatments it is not considered that the proposal will adversely impact on the amenities of neighbouring residential properties through overlooking or loss of privacy.

In terms of the proposed emergency access, this should only be rarely used and it is not considered that the application could be refused on the basis that such provision would severely impact upon neighbouring properties.

The proposal therefore complies with Policy EQ2 in regard to residential amenity.

### Affordable Housing

As this proposal will provide low cost housing, it is not deemed appropriate to impose an affordable housing requirement on the development.

### Play, Sport and Open Space Provision

The Community, Health and Leisure Manager has verbally confirmed that because of the low cost nature of the units, the level of development and the likely viability issues they would not seek contributions from this development.

### Other

The detailed concerns of local residents have been carefully considered and the main issues are dealt with in the report above. However, the following additional points can be addressed:

Strain on existing infrastructure - The electricity provider has been notified of the application and no objection has been received. The electricity provider will have to ensure the appropriate provision for the site and the agent has confirmed that they will encourage the electricity provider to look at the wider network and make any improvements accordingly. It is not considered that the application could reasonably be refused on the basis of the electricity supply in the village. The same applies to provision of Internet access.

Community Engagement - The agent for the applicant held an exhibition/consultation exercise on 2nd November 2017 between 6pm and 8pm. The application includes details of the event in the Statement of Community Involvement and the resulting comments from the 41 attendees. The Statement concludes that of the comments received more were either positive or neutral regarding the proposed development but it does recognise that there were negative responses. The agents state that the application has been adjusted in line with the comments wherever possible. It is considered that the event was an appropriate form of community engagement which was well attended by the local community.

### Summary

This site is considered to be an appropriate location for an extension to the existing park homes site given the level of services within the village. The development will provide much needed low cost accommodation without adversely impacting upon highway safety, residential amenity and local services. Appropriate conditions can be imposed with regard to surface water drainage and the use and protection of the emergency access.

### **RECOMMENDATION:**

That application reference 18/00116/FUL\*\* be approved:

01. The Council cannot demonstrate a 5-year housing land supply. Yeovil Marsh is an appropriate location for this level of development and the site is suitable in terms of its services. By reason of its juxtaposition with existing built form and its scale the proposal represents an appropriate and logical rounding-off and the development would not cause demonstrable impact upon residential amenity, highway safety or upon the character and appearance of the area in accordance with the aims of objectives of the National Planning Policy Framework, and policies SS2, HG5, EQ2, TA5 and TA6 of the South Somerset Local Plan (2006-2028).

## **SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan Dwg No.10332-0002-03

Site Layout & Landscaping Dwg No.10332-0001-07

Floor Plan & Elevations Dwg No.10332-0003-01

Reason: For the avoidance of doubt and in the interests of proper planning.

03. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed before the site is first brought into use and thereafter maintained at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

04. The development hereby permitted shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority (in consultation with Somerset County Council). The plan shall include construction vehicle movements, construction operation hours, construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors, specific measures to be adopted to mitigate construction impacts in pursuance of the Environmental Code of Construction Practice and a scheme to encourage the use of public transport amongst contractors. The development shall be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

05. The area allocated for parking and turning on the submitted plan shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

06. No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes. Such works shall be carried out in accordance with the approved details.

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained in accordance with the approved details throughout the lifetime of the development, in accordance with paragraph

17 and sections 10 and 11 of the National Planning Policy Framework, Paragraph 103 of the National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework (March 2015).

07. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of preserving the visual amenity of the site and surrounding landscape and in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028).

08. Prior to the first occupation of any of the units hereby approved, a scheme indicating provision for access to the site by emergency vehicles along with details to prevent unauthorised access through the emergency access shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure appropriate access for emergency vehicles and prevent unauthorised use of the emergency access in accordance with Policy EQ2 of the South Somerset Local Plan 2006-2028.

09. No more than 14 units shall be placed on the land and the units must be 'caravans' as defined in the Caravan Sites and Control of Development Act 1960 (as amended).

Reason: To ensure an appropriate level of development that respects the rural landscape in accordance with Policy EQ2 of the South Somerset Local Plan 2006-2028.

#### **Informatives:**

01. The applicant is advised that they will need to apply for a variation to the existing site licence to allow for the site expansion.
02. The applicant's attention is drawn to the conclusions of the Yeovil Marsh Park Preliminary Appraisal dated October 2017.
03. The applicant is requested to follow the advice of the Landscape Officer (8/2/2018) with regard to the proposed planting for the landscaping plan.



# Agenda Item 13

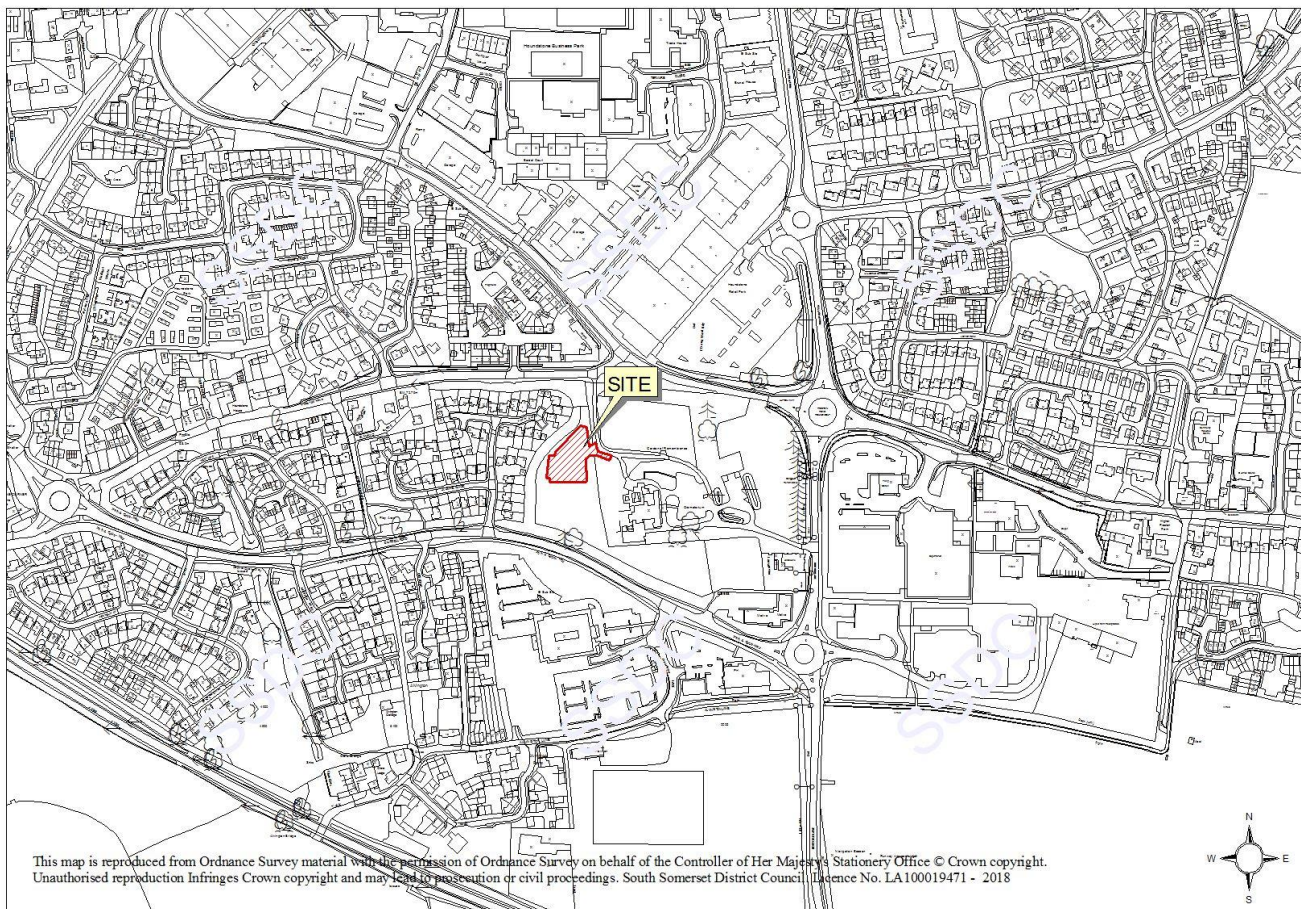
## Officer Report On Planning Application: 18/00866/FUL

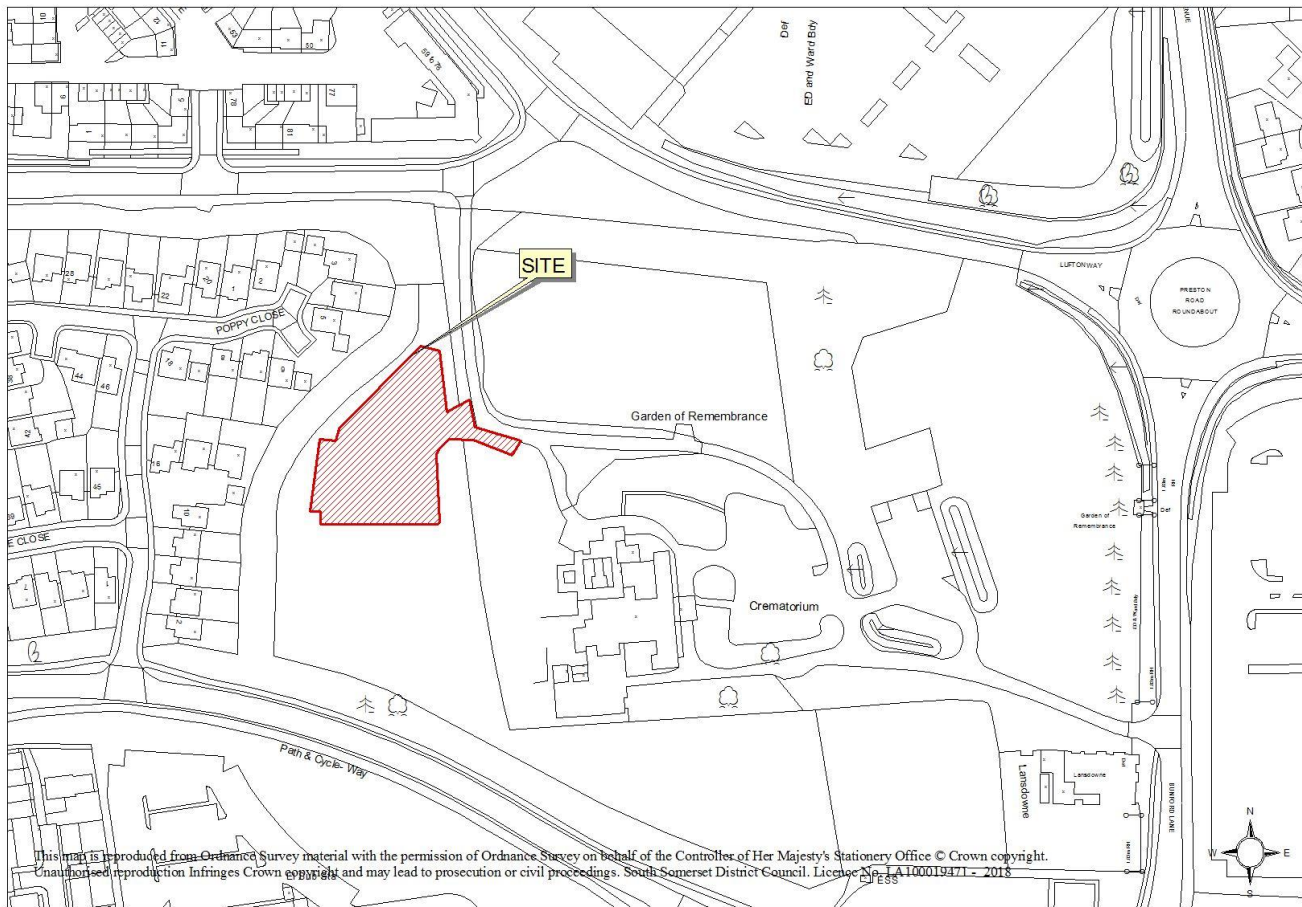
<b>Proposal :</b>	Change of use of land to form overflow car parking area and formation of hardstanding.
<b>Site Address:</b>	Yeovil Crematorium Bunford Lane Yeovil
<b>Parish:</b>	Brympton
<b>BRYMPTON Ward (SSDC Member)</b>	Cllr S Lindsay Cllr P Seib
<b>Recommending Case Officer:</b>	Linda Hayden Tel: 01935 462534 Email: linda.hayden@southsomerset.gov.uk
<b>Target date :</b>	9th May 2018
<b>Applicant :</b>	South Somerset District Council
<b>Agent: (no agent if blank)</b>	
<b>Application Type :</b>	Minor Other less than 1,000 sq.m or 1ha

### Reason for Referral to Committee

This application is referred to Area South Committee due to the nature of the proposals and at the discretion of the Lead Specialist for Planning due to SSDC being the applicant.

### Site Description and Proposal





The site is located on the Western side of Bunford Lane, opposite the Asda Superstore. There is a current access into the site from Bunford Lane with a one way system and exit onto Preston Road, opposite the Hawks Rise development. A new service road off Bluebell Road, which is located to the south of the crematorium, has recently been constructed under permission 17/02772/R3D. The service area for the crematorium is located to the rear / west of the site.

In detail the proposal seeks permission for the creation of an overflow car park to the west of the site in an area known as 'Poppy Fields'. The proposal will provide an additional 64 spaces, the application advises that this is to alleviate problems that are encountered when there is a large service and vehicles are parked on the existing grassed areas and either side of the entrance road. The application includes the proposed installation of five 5m tall light columns. The proposal will require the removal of 4 trees and includes the provision of additional tree planting to compensate.

## HISTORY

Lengthy history over time, but in relation to recent, relevant applications, the following are relevant;

17/02772/R3D - The construction of a new service road. Approved 7/9/2017.

15/02065/R3D - The erection of a new external metal access staircase - permitted with conditions - 23/06/15

00/00597/R3D - The formation of a new exit road - Permitted with conditions - 23/5/00

95/07280/R3D - The installation of replacement cremators, alterations and extensions with associated

works - Permitted with conditions - 01/02/96

## **POLICY**

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

South Somerset Local Plan (2006 - 2028)

On the 5th March 2015 this new local plan was adopted and constitutes the development plan. The most relevant policies are:-

SD1 - Sustainable Development  
SS1 - Settlement Strategy  
TA5 - Transport Impact of New Development  
EQ2 - General Development  
EQ4 - Biodiversity  
EQ5 - Green Infrastructure

National Planning Policy Framework

Chapter 4 - Promoting Sustainable Transport  
Chapter 7 - Requiring Good Design  
Chapter 11 - Conserving and Enhancing the Natural Environment

## **CONSULTATIONS**

### Brympton Parish Council

*'With regard to the above application, Brympton Parish Council recommends APPROVAL of the application, subject to re-consideration of the proposed lighting. Does the park really need street lights? There are concerns that the proposed lighting may affect residents of nearby Poppy Close & Jasmine Close. If the District Council insist on lighting the car park, why not consider alternatives such as lower level column lights or motion sensitive lighting? Either of these would not be so intrusive as the lighting proposed in the application'*

### County Highway Authority:

Standing Advice is applicable in this instance

### SSDC Highways Consultant:

*'The proposed increase in on-site parking for the crematorium would be very significant but I note that it would be phased in as and when demand requires it. It would be preferable for there to be sufficient on-site car parking to meet the needs of the crematorium as opposed to the potential for the parking of vehicles spilling out onto adjoining roads and streets, and therefore, I believe adequate justification exists in this case.'*

### Tree Officer:

Confirms that the layout has been informed by pre-application advice and subject to the imposition of tree and hedgerow protection and planting conditions advises that the arboricultural impacts of the proposal ought to be negligible.

Ecologist:

*I've noted various wildlife related concerns from objectors. I've visited the site today.*

*The area has apparently been sown with wildflowers. However, creating a good wildflower meadow is very dependent on soil nutrient status and ongoing management. The site is dominated by coarse grasses, with a limited diversity of wild flower species. It isn't a habitat of any significant nature conservation importance.*

*Of the various animals quoted, some are species of conservation interest. However, they are also quite mobile species that will depend on a somewhat larger area for their survival. The habitat loss associated with the development is very unlikely to have any significant impacts upon local biodiversity.*

*There aren't any badger setts present that would be affected by construction works.*

*I therefore don't consider there are any significant wildlife constraints to the proposed development.'*

Environmental Protection Officer

Whilst recognising that the risk of land contamination is low, recommends the imposition of a condition requiring site assessment if the land is found to be contaminated.

MoD:

Has no safeguarding objections to this proposal.

**REPRESENTATIONS**

Ten letters of objection have been received, making the following comments (summarised):

- o The area is peaceful place for mourners to visit and should be left as such. Ashes may have been scattered in the area.
- o The site has an abundance of wildflowers and wildlife some of which are on the amber endangered list. There are badger setts on or nearby the site. A habitat survey should have been provided.
- o A tree survey should have been provided as trees are to be removed. A number of mature trees were felled on the site within the last year.
- o There is adequate room at the front of the site or closer to the main building for the additional car parking
- o Car park will create noise and pollution for nearby residents
- o Concerned about light pollution from 5 metre column lights and suggest low level lighting and timers
- o Concerned that parking could be used by football fans on match days
- o The area is used more frequently than stated in the application.
- o There are memorial benches in the area and the relevant people should be notified of the proposal.
- o The application contains errors with regard to proposed number of parking spaces; clarity is required as to numbers and phasing.
- o Query the process for neighbour notification, site notice and date at which the Parish Council considered the application.
- o Concerned that there is no apparent link to the proposed extension plans for the crematorium or the Western Corridor road development programme.
- o Removal of boundary greenery will impact on the privacy of mourners and local residents.
- o If permission is granted conditions should be imposed with regard to landscaping/lighting scheme/drainage scheme.
- o Suggest that in the interests of transparency and collaborative working the District Council should have considered a strategic plan encompassing the new service access, tree felling, car park and proposed refurbishment and construction of new 160 seater chapel.

## CONSIDERATIONS

### Principle

The site is within the defined development area of Yeovil and the car park is to support the existing facility as such it is considered that the development can be supported in principle.

### Visual Impact / Trees

The proposal will require the removal of a small number of trees to provide the roadway into the site. Therefore, the application was subject to pre-application discussions with the arboricultural officer who visited the site and provided advice about the protection of the most important trees within the site. The layout has been drawn up to take account of the arboricultural officer's comments and ensures that the best specimen trees on the site will be protected as a result of the development. The arboricultural officer accepts that some smaller trees will need to be removed as a result of the development but considers that the overall arboricultural impacts of the proposal ought to be negligible.

The arboricultural officer recommends the imposition of a condition to ensure that retained trees and hedgerow are to be protected along with a condition to require the submission of a scheme of tree and shrub planting.

As such the proposals comply with Policies EQ2 and EQ4.

### Residential Amenity

The nearest residential properties are in Jasmine Close and Poppy Close which are separated from the site by a mature hedgerow.

Whilst the concerns of the local residents with regard to noise and pollution are noted, it is not considered that the application could reasonably be refused on the basis that the application would have an unacceptable impact upon residential amenity given that the car park would only be used when the crematorium grounds are open (8.30am - 6.00pm 1st April - 1st October, 8.30am - 5pm at all other times, 7 days a week); this can be secured through the imposition of a condition.

In terms of the proposed lighting columns, it has been confirmed that these will be controlled by a timer and light sensor and the use of LED lamps will reduce light spill. This can also be secured by way of a planning condition.

With regard to the site boundary, there are no plans to remove any trees or hedging from the shared boundary; the trees to be removed are further into the site. As such, the existing boundary treatment will be retained to ensure appropriate screening for neighbouring properties. A condition is recommended by the arboricultural officer to ensure that retained trees and hedges will be protected through the course of construction.

In the circumstances, due to the nature and extent of the proposals, it is not considered that the creation of car parking would result in demonstrable harm to neighbouring residential amenity and the proposal therefore complies with Policy EQ2.

### Highways

The County Highway Authority have advised that standing advice is applicable in this instance, however, it should be noted that the County Council's parking standards do not include any guide as to the appropriate provision of parking for a crematorium. Therefore, the Highways Consultant has considered the proposals and advised that whilst this proposal would represent a very significant



increase it is preferable for there to be sufficient on-site parking to meet the needs of the crematorium as opposed to ad-hoc parking around the site and area. In the circumstances, the Highways Consultant believes that adequate justification exists for the proposal.

In terms of traffic movements, it is not considered that the proposal will not result in any significant increase in movements as the parking is required to meet existing need.

Therefore in principle the proposal is considered to comply with Policy TA5.

### Ecology

Due to the concerns expressed by local residents the ecologist has visited the site to assess the potential impacts upon ecology. The ecologist has advised that the site is dominated by coarse grasses with a limited diversity of wild flower species and as such the ecologist does not consider that the habitat is of any significant nature conservation importance. With regard to the animals referred to by the objectors as being present on the site, the ecologist advises that some are of conservation interest, however, they are also quite mobile species that depend on a larger area for their survival. The ecologist confirms that there are no badger setts present that would be affected by construction works. The ecologist advises that the habitat loss associated with the development is very unlikely to have any significant impacts upon local biodiversity and therefore he does not consider that there are any wildlife constraints to the proposed development.

Therefore in principle the proposal is considered to comply with Policy EQ4.

### Other matters

The detailed concerns of local residents have been carefully considered and the main issues are dealt with in the report above. However, the following additional points can be addressed:

**Use of parking by football fans** - It is not considered likely that this would be a major issue but the Crematorium would be able to introduce appropriate measures to prevent unauthorised parking on match days.

**Notification of application** - 16 residents were notified of the application and given 21 days in which to comment upon the application. In addition, a site notice was displayed at the front entrance to the site and an advert was also placed in the local newspaper. Arrangements for the notification by the Parish Council are not a matter upon which the Local Planning Authority can comment.

With regard to notification of families that have memorial benches within the site, it has been confirmed that the Crematorium Manager will be contacting all those affected.

**Future plans for site** - Whilst it is considered preferable that a comprehensive scheme be submitted, this application does have to be considered on its own individual merits as it is to meet an existing need rather than future need. It is understood that a public consultation regarding the proposals for the new chapel and refurbishment of the existing buildings is to take place shortly.

### **Phasing of development**

The application documentation mentions that the development may be phased but it is not considered that this should be a requirement of any planning permission as the development is not of such size as to require formal agreement of its phasing.

### **Inaccuracies in application**

These have been addressed through the submission of additional information.

### **Requirement for wildlife/tree surveys**

Both the Ecologist and the Arboricultural Officer have visited the site and assessed the potential

impacts of the development Neither have deemed it necessary to provide additional surveys due to the limited impact of the development upon local biodiversity and trees.

#### **Alternative sites**

SSDC's Senior Building Surveyor has advised that the location for the proposed overspill car park was chosen for two reasons, firstly so that the parked cars will be screened from the remainder of the Crematorium, i.e. if the area on the right hand side of the entrance was chosen the cars would be very visible to those attending services and secondly the area chosen is much closer to the proposed new chapel which will be capable of holding more mourners.

#### CIL

This development is not CIL liable.

#### Conclusion

The proposal will provide additional parking to meet current needs, is not considered to result in demonstrable harm to residential or visual amenity and the impact upon existing planting is deemed to be acceptable. Accordingly, the proposal is considered to comply with policies SD1, SS1, TA5, EQ2, EQ4 and EQ5 of the Local Plan and is as such recommended for approval.

#### **RECOMMENDATION:**

That application reference 18/00866/FUL be approved:

01. The proposal will provide additional parking to meet current needs, is not considered to result in demonstrable harm to residential or visual amenity and the impact upon existing planting is deemed to be acceptable. Accordingly, the proposal is considered to comply with policies SD1, SS1, TA5, EQ2, EQ4 and EQ5 of the Local Plan and is as such recommended for approval.

#### **SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan 1:1250; Drawing No.'s 1379-10 and AS/114-02

Reason: For the avoidance of doubt and in the interests of proper planning.

03. The car park hereby approved shall only be used when the crematorium grounds are open:  
8.30am - 6.00pm between 1st April - 1st October; and  
8.30am - 5pm at all other times.

Reason: In the interests of residential amenity to accord with Policy EQ2 of the South Somerset Local Plan 2006-2028.

04. Prior the first use of the car park hereby approved details of how the lighting shall be controlled (to include light sensors and timer to restrict lighting to crematorium opening times) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and there shall be no change to the details without the prior written consent of the Local Planning Authority

Reason: In the interests of residential amenity to accord with Policy EQ2 of the South Somerset Local Plan 2006-2028.

05. In the event that any signs of pollution such as poor plant growth, odour, staining of the soil, unusual colouration or soil conditions, or remains from the past industrial use, are found in the soil at any time when carrying out the approved development it must be reported in writing within 14 days to the Local Planning Authority (LPA). The LPA will then consider if the findings have any impact upon the development and development must be halted on that part of the site. If the LPA considers it necessary then an assessment of the site must be undertaken in accordance with BS10175. Where remediation is deemed necessary by the LPA a remediation scheme must be submitted to and approved in writing by the LPA and then implemented in accordance with the submitted details.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with Local Planning Policy.

06. Prior to commencement of this development details of the proposals for the disposal of surface water shall be submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the approved details.

Reason: To ensure that the development is appropriately drained.

07. Prior to commencement of this planning permission, demolition of existing structures, ground-works, heavy machinery entering site or the on-site storage of materials, a scheme of tree protection measures, including protective fencing and signage; shall be prepared in-writing and submitted to the Council for approval. Upon approval in-writing by the Council, the scheme of tree protection measures shall be installed and made ready for inspection. The locations and suitability of the tree protection measures shall be inspected by a representative of the Council (to arrange, please call 01935 462670) and confirmed in-writing by the Council to be satisfactory prior to commencement of the development. The approved tree and hedgerow protection requirements shall remain implemented in their entirety for the duration of the construction of the development and the protective fencing/signage may only be moved or dismantled with the prior consent of the Council in-writing.

Reason: To preserve the health, structure and amenity value of existing landscape features (trees) in accordance with the following policies of The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure.

08. No works shall be undertaken until there has been submitted to and approved in writing by the Local Planning Authority, a scheme of tree and shrub planting. Such a scheme shall confirm the use of planting stock of UK-provenance only, the planting locations, numbers of individual species, sizes at the time of planting, details of root-types or grafting and the approximate date of planting. The installation details regarding ground preparation, staking, tying, strimmer-guarding and mulching shall also be included in the scheme. All planting comprised in the approved details shall be carried out within the next planting season following the commencement of any aspect of the development hereby approved; and if any trees or shrubs which within a period of ten years from the completion of the development die, are removed or in the opinion of the Council, become seriously damaged or diseased, they shall be replaced by the landowner in the next planting season with trees/shrubs of the same approved specification, in the same location; unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the planting of new trees and shrubs in accordance with the Council's statutory duties relating to The Town & Country Planning Act, 1990 (as amended)[1] and the following policies of The South Somerset Local Plan (2006 - 2028); EQ2: General Development, EQ4: Bio-Diversity & EQ5: Green Infrastructure.